

MPDU MINIMUM SPECIFICATIONS AND PRICING STANDARDS

Effective Date: October 10, 2016

Minimum Specifications for MPDUs (For Sale and Rental)

Item	Single-Family Detached		Townhouse & Duplex		Piggyback Townhouse		Garden Condominium/Apartment (up to 4 stories)				High Rise (5+ stories)			
No. of BR	3	4	3	4	2	3	0	1	2	3	0	1	2	3
No. of Baths	1 1/2	2	1 1/2	2	1	1 1/2	1	1	1	1 1/2	1	1	1	1 1/2
Electric Hot Water Heater (gallon)	50	50	50	50	40	40	40	40	40	50	30	30	40	40
Gas Hot Water Heater (gallon)	40	40	40	40	30	40	30	30	30	40	30	30	30	30

- a) All MPDUs must have a refrigerator, range and range hood, garbage disposal, a rough-in connection for a dishwasher, and complete electrical and plumbing and a dryer exhaust for clothes washer and dryer.
- b) Refrigerator must be at least 15 cubic ft., frost-free, meeting "builders" grade specifications. A standard 30" electric or gas range/oven with clock/timer must be provided. Additional cost credit is allowed for energy-efficient appliances.
- c) A linen closet or storage shelf system within a clothes closet must be included in the unit (\$480 will be added to the price for a separate linen closet).
- d) A full bath is required within one floor of each level that includes a bedroom. The main bathroom must include a vanity (\$270 will be added to the base price for each not exceed 10% of the base sales price. Luxury items may not be included as options. Options and their selling price must be listed on a separate addendum to the sales contract.
- f) DHCA reviews units for livability. Bedrooms in MPDUs are expected to have full height walls, doors that lock and closets, and the living/dining space is expected to be adequate to accommodate a dining room set and a sofa set appropriate to the number of occupants of the unit.

Additional Considerations for Multi-Family Buildings:

- 1) The number of efficiency and one-bedroom MPDUs each must not exceed the ratio that market-rate efficiency and one-bedroom units respectively bear to the total number of market-rate units.
- 2) At the discretion of the Department, the minimum size of any type of unit, by bedroom size, may be reduced to the minimum size of comparable market rate units of the same bedroom size.
 - A) Garden (up to 4 stories): The minimum sizes of MPDUs should be as follows: 0 BR = 500 SF; 1 BR = 650 SF; 2 BR = 800 SF; 3 BR = 900 SF.
 - B) High Rise (5+ stories): The minimum size of MPDUs should be as follows: 0 BR = 450 SF; 1 BR = 575 SF; 2 BR = 725 SF; 3 BR = 875 SF.
- 3) MPDUs are not required to be located on "premium" floors, and are not required to have "premium" locations on a floor (for example, in terms of view, access to building amenities, etc.). No more than 40 percent of the total number of units on any floor should be MPDUs.
- 4) Bedrooms without windows must have adequate artificial lighting per building code requirements.
- 5) Developers must make parking available to MPDU tenants or owners according to the number of parking spaces approved for the MPDUs at certified site plan. MPDU residents must be charged no more than the regular market rate for parking, and must not be required to purchase or rent parking. No fee may be charged for non-structured parking in rental buildings.
- 6) Clothes washer and dryer equipment must be provided in each rental MPDU unless this equipment is not provided in the market rate units.

MPDU Pricing Standards

UNIT DESCRIPTION					UNIT SIZE (SF=square feet)		COST			ADDITION/SUBTRACTION ADJUSTMENTS					
Unit Type	No. of Stories	No. of BRs	No. of Baths	Base in SF	Min. in SF	Max. in SF	SF Cost	Base Unit Structure Cost	Lot Dev. Cost	Garage (per SF) Attached/ Detached	Bath		Powder Room		SF change from Base (+/-)
											Finished	Rough	Finished	Rough	
Single-Family Detached	1-2	3-4	1 ½-2	1,400	1,100	2,000	\$72.00	\$100,800	\$21,600	\$15/\$30	\$3,540	\$1,180	\$2,360	\$860	\$36.00
Duplex	1-2	3-4	1 ½	1,200	1,100	1,900	\$66.00	\$79,200	\$17,700	\$15/\$30	Prices for bath and powder room adjustments are the same for all units regardless of type				\$33.00
Townhouse/ Four-plex	2-3	3	1 ½	1,200	1,050	1,800	\$62.00	\$74,400	\$15,200	\$15/\$30					\$31.00
Townhouse/ Four-plex	2-3	4	2	1,260	1,120	1,900	\$62.00	\$78,120	\$15,200	\$15/\$30					\$31.00
Piggyback Townhouse	1-2	2-3	1-1 ½	1,200	1,050	1,600	\$54.00	\$64,800	\$12,700	\$15/\$30					\$27.00
Garden Condo	2-4	0-3	1-1 ½	950	See above	1,400	\$60.00	\$57,000	\$11,400	N/A					\$30.00
High Rise 1	5-6	0-3	1-1 ½	850	See above	1,100	\$110.00	\$93,500	\$15,800	N/A					\$55.00
High Rise 2	7+	0-3	1-1 ½	850	See above	1,100	\$158.00	\$134,300	\$20,200	N/A					\$79.00

Allowances:

- For end unit townhouses, add \$2,790; for end unit piggyback townhouses add \$2,150 for each unit.
- Walkout basement with a 5 foot sliding glass door, add \$1,770; for a unit with a 6 foot door, add \$2,030.
- For each vanity, add \$270; for a separate linen closet, add \$480.

Notes:

- 1) All square foot numbers are gross square footage. Gross square footage is measured from the outside face of the exterior wall, and includes finished storage space, stairwells and hallways inside the unit, as well as space occupied by interior walls. Gross square footage does not include basement or attic storage areas, common stairwells, and common hallways.
- 2) If the size of the unit is different from the base in square footage, the base unit structure cost will be adjusted using the square foot change from base in the last column. No additions will be made over the maximum floor areas shown.
- 3) All cost additions that are not included in these Pricing Standards must be documented with contracts, estimates, bids or invoices verifying actual costs.
- 4) The square foot prices are based upon heat pump systems for HVAC. However, if the market rate units in the development are equipped with gas appliances and systems, the MPDUs must be equipped in the same way. The allowable price may be increased based on the cost difference. The difference in cost for energy-efficient appliances may also be added to the price. Cost documentation is required.
- 5) Additional cost credit is only allowed for baths provided above the minimum specification for the unit.

6) Rough-in plumbing and electrical installations must meet the following conditions to qualify for a pricing addition (cost documentation is required):

(a) Plumbing rough-in: the installation of all parts of the plumbing system that can be completed prior to the installation of fixtures, appliances, or equipment must be included. This includes drainage, water supply, vent piping, and necessary supports and backboards. All piping must be tied in and capped off after penetrating the wall or floor surface. Duct work for the future installation of exhaust fans must be installed. Rough-in must pass air or water tests by the applicable BOCA or WSSC Codes.

(b) Electrical rough-in: wiring must be installed from service panel box and terminated at an outlet of the appliance or fixture that is to be served.

7) The lot development cost does not include water and sewer house connection fees; the actual cost of the connection fees will be added to the direct construction cost of the unit. Cost documentation is required.

8) The lot development cost does not include the Development Impact Fee or the System Development Charge for water or sewer; these fees will be waived. A letter requesting the waiver which identifies the MPDUs must be sent from the MPDU Section to WSSC and DPS. The MPDU section will request these waivers from WSSC and DPS when the MPDU Agreement to Build is approved.

9) The cost to install a sprinkler system has not been included in the square foot prices. If the County Code requires the installation of a sprinkler system, the allowable price will be increased for this expense. Cost documentation is required.

10) If the required unit landscaping on the approved site plan exceeds 2 trees and 5 shrubs, the allowable price of the MPDU may be increased by the cost of the additional landscaping. Cost documentation is required.

11) Condominium developments must have FHA approval. The expense of obtaining FHA approval for condominium developments will be added to the sales price. Cost documentation is required.

Considerations for Additional Unusual Costs (Does not apply to garden buildings and high rises):

DHCA may adjust the allowable sales price of an MPDU if the developer/builder can demonstrate that additional unusual costs have been incurred (i.e., costs not already allowed in the structure or lot development costs) which are directly attributable to and benefit the MPDUs and which are the result of:

- (a) conditions or fees, such as impact or similar fees imposed by a governmental unit or as condition for building permit approvals;
- (b) additional considerations or fees as a condition of obtaining governmental financing programs; or
- (c) additional fees imposed by public utilities.

A narrative explanation and documentation for such costs must accompany the sales offering agreement. Requests for price adjustments must be initiated by the developer/builder. Additional costs for correcting or adapting the usability of marginal land, soils, or topography will not result in an increase in the allowable sale price.

Architectural Compatibility Expenses (Does not apply to garden buildings and high rises):

The allowable sales price of an MPDU may be increased to compensate for the cost of modifying the exterior design (including site improvements of the MPDU) that is necessary to make the MPDUs compatible in exterior design with the market-rate units in the subdivision.

- (a) The exterior design elements requested must be similar to those elements used on the market-rate housing units in order to reduce substantial difference in appearance. Compensation may be allowed for exterior facades and the sides of end units, roofing structure and material, window and door treatments, materials for walkways, and similar architectural elements.
- (b) Compensation shall be based upon the cost difference between the exterior design elements included in the calculation of the MPDU allowable structure cost and those design elements for which the builder is requesting compensation. Cost estimates or construction bids that document the difference in cost must be submitted.
- (c) The increase approved for architectural compatibility shall be limited to 10 percent of the allowable base cost for each unit increased by the direct costs percentages listed on the pricing worksheet.